



How to Effectively Appeal Your Property Tax Assessment

from State Senator
Randy Richardville

Dear Property Owner:

A few reminders may be helpful regarding your property tax assessment notice. The term "taxable value" was introduced in 1995. It is the value used to calculate your property taxes. Annual growth in taxable value is capped at the rate of inflation, or 5 percent, whichever is less. The State Equalized Valuation (SEV) must still reflect 50 percent of the property's true cash value and may increase by more than the rate of inflation or 5 percent in any particular tax year. It is important to remember that your property taxes are no longer based on the SEV.

If, despite this information, you believe your assessment is in error, you may appeal to your local Board of Review and, if necessary, the Michigan Tax Tribunal. I have included the names and telephone numbers of assessors in the 17th District for your convenience.

The appeals process costs you nothing but time, and no attorney is necessary. The attached step-by-step guide, along with your willingness to explore all the possibilities, may help you obtain a favorable adjustment.

Sincerely,

A handwritten signature in black ink that reads "Randy Richardville".

Randy Richardville
State Senator
17th District
1-866-556-7917
www.SenatorRandyRichardville.com



How to Effectively Appeal Your Property Tax Assessment

STEP 1 You may appeal your taxable value and SEV to the March Board of Review in 2009. Go to your local assessor's office and obtain a copy of your appraisal card for your property or visit their website for your assessment information. Ask the assessing department to explain the document. You can also obtain the appraisals of similar properties which recently sold in the area. Carefully check the appraisal card for errors.

STEP 2 If your tentative taxable value increased by more than 4.4% above your 2008 taxable value and you did not improve your home with additions, then your taxable value may exceed the statutorily mandated assessment cap. Call your assessor and inquire as to why your taxable value increased by more than the rate of inflation.

Remember, annual growth in taxable value is capped at the rate of inflation or 5%, whichever is less, until the property transfers. SEV is not capped but must reflect 50% of your property's true cash value. Taxable value and SEV may be appealed to the Board of Review.

STEP 3 Frequently, many homes have problems that are not associated with general aging. Examples can be cracked foundations, wall construction problems, or poor masonry work. The impact of these problems on the value of the home should be specifically addressed. It is necessary to perform a complete inside inspection of your home. Written repair estimates and photographs of structural damage are good evidence of problems that could affect property value.

STEP 4 Location is the single most important feature that determines the value of your home. If you live near a major highway, business, or industry, your home may be less desirable.

Obtain copies of citizen complaints about unusual noises or neighborhood eyesores. Record factory, truck, or party noise. These characteristics may

contribute to a deteriorating value on your home and you must be able to show this to the Board of Review.

STEP 5 Comparable property assessments are one of the most important tools for a property tax assessment appeal. If comparable properties are assessed lower than yours, you may argue that your property is overassessed. Make your comparable study by requesting the appraisal cards for similar homes. Check the assessed value, the state equalized value, taxable value, type of house, and zoning.

You may wish to have your home professionally appraised. A professional appraisal is the best evidence against an improper assessment and the best proof of value.

STEP 6 One of the most common mistakes home buyers can make is that they fail to inform the assessor of personal property and other valuable items which were included in the sale. Personal property items often included in a home's sale price such as furniture, kitchen appliances, washer, dryer, etc., are exempt from assessment. If you do not inform your assessor in writing about these items, your assessment may erroneously include this value.

STEP 7 The last step in the process is to put all your information into letter form to present before your local Board of Review. An example is on the following page.

STEP 8 If you are not satisfied with the decision of your local Board of Review, you may want to continue your appeal. To do this, you must send a letter to the Michigan Tax Tribunal (P.O. Box 30232, Lansing, MI 48909) and file an appeal before June 30.

You must appeal to the local Board of Review before you can appeal to the Michigan Tax Tribunal.

SAMPLE APPEAL LETTER

Date _____

Name, Address, Telephone _____

To the Board of Review/Tax Tribunal:

I wish to appeal my property tax assessment for the following reasons:

1. According to my Worksheet/Property Record, I have noted the following discrepancies:

A. I do not have a fireplace as indicated.

Estimated value\$3,000

B. I do not have a tile bath as indicated.

Estimated value\$2,000

C. According to my worksheet, I have 1,500 square feet of living space. I have 1,000 square feet.

Reduced value.....\$11,535

This amount should be deducted from true cash value\$16,535

2. I have noted the following structural defects on my property. They reduce the value of the property by the following amounts:

A. Cracked foundation\$6,335

B. Cracked exterior wall\$3,665

This amount should be deducted from true cash value\$10,000

3. I live in an area that has mixed zoning and next door there is a new junkyard which emits loud noises and noxious odors. This affects the value of my property.

I feel my true cash value has been reduced by \$5,000

4. **Grand Total, add #1, 2 and 3 above\$31,535**

5. I wish to make the following comparables:

231 Main Street, assessed value _____

(List all comparables and ask for an average reduction. Note: add all items you noted as discrepancies, comparable amounts, etc.)

Example:

True Cash Value\$100,000

Minus Discrepancy/Grand Total.....\$31,535

New True Cash Value\$68,465

One Half = Assessed Value (SEV)\$34,233

NOTE: This sample letter indicates many of the grounds for a reduced assessment. It is very unlikely that an assessment could be reduced by nearly one-third, as illustrated here, but every reduction is important.

Bring a presentation copy for yourself and each of the Board of Review members. Present your review to the Board. Make your points, show photographs, and stay professional.

17th Senate District

2009 Assessors' Contact Information

JACKSON COUNTY ASSESSORS

GRASS LAKE TOWNSHIP & VILLAGE OF GRASS LAKE

Diane DeBoe
(517) 522-8464

LEONI TOWNSHIP

Cary Stiles
(517) 764-4694

NORVELL TOWNSHIP

Mary Walcott
(517) 536-4370

SUMMIT TOWNSHIP

George Clark
(517) 788-4113

JACKSON CO. EQUALIZATION DEPT.

(517) 788-4378

MONROE COUNTY ASSESSORS

ASH TOWNSHIP

Chris Renius
(734) 654-6992, ext. 22

BEDFORD TOWNSHIP

Chris Renius
(734) 847-6791

BERLIN CHARTER TOWNSHIP & VILLAGE OF SOUTH ROCKWOOD

Chris Renius
(734) 586-2187 (Berlin)
(734) 379-3683 (S. Rockwood)

VILLAGE OF CARLETON

Chris Renius
(734) 654-6255

CITY OF PETERSBURG

Dan Smith
(734) 241-3520

CITY OF MONROE

Samuel Guich
(734) 243-0700, ext. 2171

CITY OF LUNA PIER

Chris Renius
(734) 848-6495, ext. 302

DUNDEE TOWNSHIP & VILLAGE OF DUNDEE

Michael Miletti
(734) 529-2650

ERIE TOWNSHIP

Dan Smith
(734) 848-5915, ext. 4

VILLAGE OF ESTRAL BEACH

Chris Renius
(734) 586-8380

EXETER TOWNSHIP & VILLAGE OF MAYBEE

Sandra Kurtansky
(734) 587-2100

FRENCHTOWN CHARTER TOWNSHIP

Ginger Soles
(734) 242-8588

IDA TOWNSHIP

Gilbert Steinman
(734) 269-3045, ext. 203

RAISINVILLE TOWNSHIP

Chris Renius
(734) 269-3901

LA SALLE TOWNSHIP

Christine Fricke
(734) 241-4344

LONDON TOWNSHIP

Ronda Mrock
(734) 439-1940

MILAN TOWNSHIP

MI Assessing Service
(800) 610-2250

CITY OF MILAN

Karen Page
(734) 439-0580

MONROE CHARTER TOWNSHIP

Barbara Jones
(734) 241-8001

SUMMERFIELD TOWNSHIP

Michael Woolford
(734) 279-1214

WHITEFORD TOWNSHIP

Pam Dressel
(734) 854-2416

MONROE CO. EQUALIZATION DEPT.

(734) 240-7235

WASHTENAW COUNTY ASSESSORS

CITY OF MILAN

Karen Page
(734) 439-0580

CITY OF SALINE

Catherine Scull
(734) 429-4907

YORK TOWNSHIP

Elke Doom
(734) 439-8842, ext. 4

PITTSFIELD TOWNSHIP

James E. Rushton
(734) 822-3115

LODI TOWNSHIP

Linda Rushton
(734) 665-7583, ext. 4

SALINE TOWNSHIP

Washtenaw Co.
Equalization Dept.
(734) 994-2511

BRIDGEWATER TOWNSHIP

Mary Rider
(517) 641-6473

MANCHESTER TOWNSHIP

Pat Zamenski
(734) 428-7090

WASHTENAW CO. EQUALIZATION DEPT.

(734) 994-2511

